



County Development Review Authority

**111 Union Square Street SE, Suite 100,
Thursday, May, 2013
9:00 AM**

MEMBERS

Nicholas Hamm, Chair

Thomas Kay, Zoning

Henry Gabaldon, Fire Department

Rick Heckes, Solid Waste and Diversified Services

Don Briggs, Public Works

Christi L. Tanner, Public Works

Allan Porter, ABCWUA

Miriam Y. Aguilar, Recording Secretary

A. SIGN-IN

B. INTRODUCTIONS

C. ANNOUNCEMENTS

D. CHANGES AND/OR ADDITIONS TO THE AGENDA

FINAL PLAT

1. Srp-20120069/D-15/North Valley

Request for Final Plat. Tierra West, LLC, agent for Carlos Chavez/Meso Am LLC, is proposing a replat of Tracts 110, and 149, MRGCD Map No. 27, Tract A, Lands of Tewa Moulding Corporation, Lots 4-A1, 4-B1, 4-C1, and 4-D1, Lands of Jacobson, Section 21, T11N, R3E, located at 100 Daniel Rd. NW, zoned A-1 with a Special Use Permit, containing 27.75 acres±.

(DEFERRED FROM THE APRIL 25, 2013 MEETING)

RURAL

NORTH VALLEY AREA PLAN

SKETCH PLAT

2. Srp-20130022/L-25/East Mountain

Request for Sketch Plat. Leroy P. Salazar is proposing a replat of a tract of land within the Canon De Canue Grant in Section 30, T10N, R5E, located at 15 Old Rd., zoned M-H, containing 1.74 acres±.

RURAL**EAST MOUNTAIN AREA PLAN**

3. Srp-20130023/F-15/North Valley

Request for Sketch Plat. Advantage Surveying, agent for Noe Perez Vega, is proposing a replat of Lots 7 & 8, El Encanto Subdivision, Section 22, T11N, R3E, located at 129 Placitas Rd. NE, zoned M-H, containing 0.24 acres±.

ESTABLISH URBAN**NORTH VALLEY AREA PLAN**

4. Srp-20130024/L-12/South Valley

Request for Sketch Plat. Sam R. & Mary H. Aguilar are proposing a replat of Tracts 163-B-2-A-2-B, 163-B-2-A-1-A-1, 163-B-2-A-1-A-2 & 163-B-1, MRGCD Map No. 42, Section 25, T10N, R2E, located at 1909 San Ygnacio Rd. SW, zoned R-1, containing 0.47 acres±.

SEMI URBAN**SOUTHWEST AREA PLAN****OTHER MATTERS**



County Development Review Authority

Meeting: 05/23/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20120069/D-15/North Valley

Action: Request for Final Plat. Tierra West, LLC, agent for Carlos Chavez/Meso Am LLC, is proposing a replat of Tracts 110, and 149, MRGCD Map No. 27, Tract A, Lands of Tewa Moulding Corporation, Lots 4-A1, 4-B1, 4-C1, and 4-D1, Lands of Jacobson, Section 21, T11N, R3E, located at 100 Daniel Rd. NW, zoned A-1 with a Special Use Permit, containing 27.75 acres±.
(DEFERRED FROM THE APRIL 25, 2013 MEETING)

RURAL

NORTH VALLEY AREA PLAN

ATTACHMENTS:

- Application (PDF)
- Final Plat 4-15-13 (PDF)
- Application_resubmittalSketch (PDF)
- Sketch Plat 4-1-13(PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 13/AUG/2012

Application Number: SRP 20120069

Hearing Date: APRIL 25, 2013

OWNER

OWNER	BANK OF ALBUQUERQUE		PHONE
MAILING ADDRESS	6242 E 41 ST 3	CITY/STATE TULSA, OK	ZIP 74135 6118

AGENT

AGENT	TIERRA WEST, LLC		PHONE 8583100
MAILING ADDRESS	5571 MIDWAY PARK PLACE NE	CITY/STATE ALBUQUERQUE, NM	ZIP 87109

SITE INFORMATION

SITE ADDRESS	100 DANIEL RD NW, ALBUQUERQUE, NM		
DIRECTIONS			
LEGAL DESCRIPTION	TRACT A LANDS OF TEWA MOULDING CORPORATION		
MAP #	D-15	CURRENT ZONE(S) A-1	PROPERTY SIZE in acre 11.294983864095500459136823
UPC #	101506347527140742	PROPOSED ZONE(S)	SUBDIVISION NAME
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE	PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	9
PROPOSED LOTS:	2
TOTAL ACREAGE:	16.5809
PLAT TYPE:	8/13/12 SKETCH AP...3/04/2013: SKETCH PLAT//CLC...4/01/2013: SKETCH//JP...4/15/2013: FINAL PLAT//CLC
DETAILED INFORMATION	101506347527140742 101506346323940738

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed appropriate section of text found on the reverse side of this application which is relative to this application.

☐ Owner

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

SRP 20120069

CDRA MEETING DATE:

April 25, 2013

OWNER Carlos Chavez- Meso Am, LLC

PHONE 505-345-8944

ADDRESS/CITY/ZIP 7601 Second Street NW Albuquerque NM 87107

AGENT Tierra West, LLC

PHONE 505-858-3100

ADDRESS/CITY/ZIP 5571 Midway Park Place NE Albuquerque, NM 87109

LEGAL DESCRIPTION

UPC#	1	0	1	5	0	6	3	4	7	5	2	7	1	4	0	7	4	2	SUBDIVISION NAME	Tract A-1 and Tract A-2 Meso AM
UPC#	1	0	1	5	0	6	3	4	6	3	2	3	9	4	0	7	3	8	Please list any additional UPC numbers on a separate sheet.	

SECTION I: SUBDIVISION

TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 9

PROPOSED # OF LOTS 4

TOTAL ACREAGE 27.7567 +/-

SPECIAL PROCEDURES

(check one)

- ☒ REPLAT ☐ OTHER
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW PROCEDURES (CHECK ONE):

- ☒ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

☒ SKETCH PLAT☒ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
 REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS

PG:

ZONE

CLASS:

COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV
 EM SV
 SW NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Date 04/01/2013

Packet Pg. 5

OFFICE USE ONLY

Attachment: Application (2884 : Srp-20120069)

101506343819440708

101506347821540757

101506346323940738

101506347527140742

Attachment: Application (2884 : Srp-20120069)



Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 871

August 4, 2011

Mr. Joel Hernandez, P.E.
Tierra West, LLC
5571 Midway Park place NE
Albuquerque, NM 87109
505.858.3100 xt 216
www.tierrawestllc.com

RE: Mayan Development Utility Servicability
7700 & 7708 Daniel Cr. NW

Mr. Hernandez,

You have requested an availability statement for the above referenced properties. The availability statement will address specific water and sewer infrastructure that may be required for the proposed development project on that property. This letter will address utility service in a more general manner.

ABCWUA water and wastewater infrastructure in Daniel Cr. is adjacent on both the north and the western sides of the property. This infrastructure includes 8-inch wastewater collector lines and 6-inch water distribution lines. In general terms, ABCWUA will be able to provide water and wastewater service to the property via this existing infrastructure. Please note that, depending on the final site layout and required fire flows, public water and wastewater line extensions may have to be constructed.

Please feel free to contact me at 505.294.3989 if you have any questions.

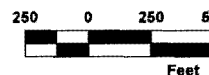
Sincerely,

Allan Porter, P.E.
Principal Engineer
ABCWUA Utility Development

Attachment: Application (2884 : Srp-20120069)

SEC 21

1-015-06



Map amended thro

PUBLIC WORKS
GIS PROGE

This information is for Bernalillo County assumes associated with the use of t solely responsible for confi when necessary. Sour Bernalillo County and the (For current inform www.bernco.gov/g

D-15-Z

Packet Pg. 8

Attachment: Application (2884 : Srp-20120069)



BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department
 111 Union Square St. SE, Suite 100
 Albuquerque, NM 87102
 (505) 314-0350
 (505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

100 Daniel Road NW, Albuquerque New Mexico

ADDRESS OF SUBJECT PROPERTY

Please print

Please print

Carlos Chavez, Managing Member MESO AM, LLC

Ronald R. Bohannon, Tierra West, LLC

NAME OF PROPERTY OWNER

AGENT'S NAME OR COMPANY

7601 Second Street NW

5571 Midway Park Place NE

ADDRESS OF PROPERTY OWNER

AGENT'S ADDRESS

Albuquerque, NM 87107

Albuquerque, NM 87109

CITY STATE ZIP

CITY STATE ZIP

505-345-8944

505-858-3100

PHONE NUMBER

AGENT'S PHONE NUMBER

I, Carlos Chavez, owner & shareholder of MesoAm, LLC, the legally registered property owner for the site located at 100 Daniel Road NW, Albuquerque New Mexico,

which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

Sketch & Final plat, Special Use Permit Application, Conditional Use Permit Application,

Conditional Use Permit Application, Engineering Plans and building permit submittal

Owner's signature

Date

Agent's signature

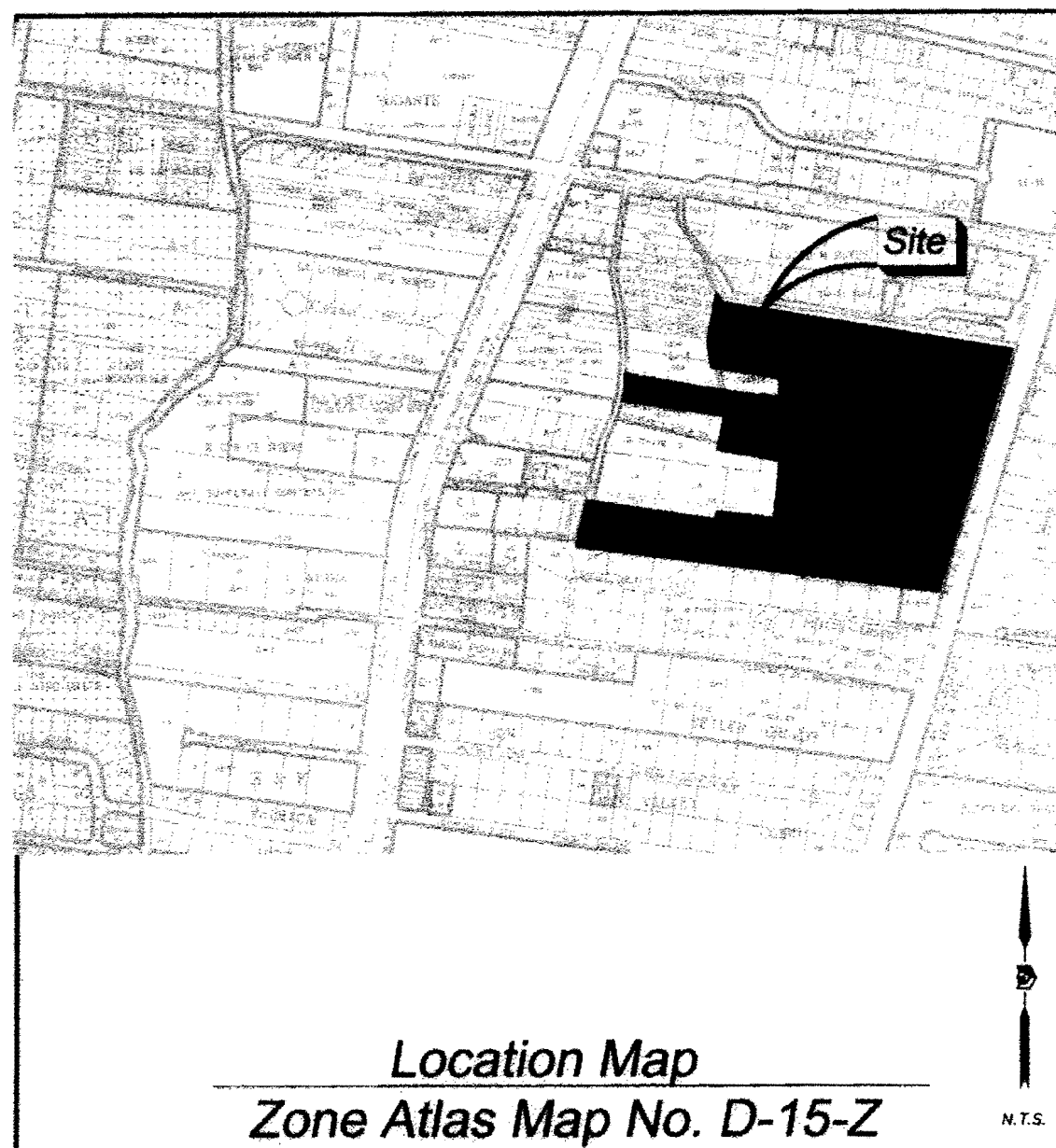
Packet Pg. 9

Attachment: Application (2884 : Srp-20120069)

SRP-20120069
SITE PLAN
APRIL 15, 2013

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013

RECORDING STAMP



Legal Description

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

Approvals

SRP No. 20120069

BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST CABLE	DATE
A.B.C.W.U.A.	DATE
CITY SURVEYOR	DATE

Subdivision Data:

ZONING: A-1 AND A-1 WITH SPECIAL USE PERMIT FOR LUMBER PROCESSING
GROSS SUBDIVISION ACREAGE: 27.7567 ACRES±
ZONE ATLAS INDEX NO.: D-15-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 2011

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE -- NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SEE SHEET 3 FOR GRADING NOTES

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PSNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

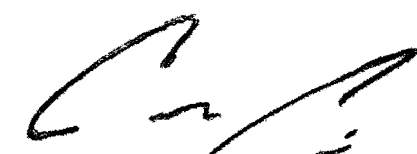
DISCLAIMER

IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, CENTURYLINK, PSNM, AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

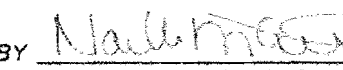

CARLOS CHAVEZ
MANAGING MEMBER
MESO AM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

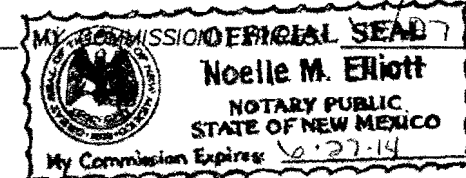
4/12/13
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF April, 2013 BY
CARLOS CHAVEZ, MANAGING MEMBER, MESO AM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY 
NOTARY PUBLIC



Purpose of Plat:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVEN TRACTS INTO FOUR NEW TRACTS AND TO GRANT AN EASEMENT.

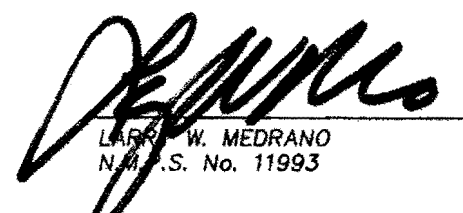
M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

 4/12/2013
LARRY W. MEDRANO
N.M.S. No. 11993
DATE



INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N., RANGE 3 E.
SUBDIVISION MESO AM

Sheet 1 of 4

112100P7

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 110 AND 149 AS THE SAME ARE SHOWN AND DESIGNATED ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 27, AND TOGETHER WITH TRACT "A" OF LANDS OF TEWA MOULDING CORPORATION, A NEW MEXICO CORPORATION, SITUATE IN BERNALILLO COUNTY, NEW MEXICO, "FOR ASSESSMENT PURPOSES", AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 9, 1970, RECORDED IN VOLUME C7, FOLIO 167, TOGETHER WITH LOTS 4--A1, 4--B1, 4--C1 AND 4--D1, LANDS OF JACOBSON, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 1988, RECORDED IN BOOK C36, PAGE 169, SAID LOTS AND TRACTS BEING COMBINED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF DANIEL ROAD, N.W. FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "18_D15" BEARS N 15°27'00" E, A DISTANCE OF 3,991.51 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE S 81°08'58" E, A DISTANCE OF 1,239.92 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF N.M.D.O.T. RAILROAD RIGHT OF WAY MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, S 16°57'03" W, A DISTANCE OF 610.52 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°12'50" W, A DISTANCE OF 257.64 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°06'39" W, A DISTANCE OF 189.39 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND 1.5" BOLT;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 81°59'57" W, A DISTANCE OF 191.45 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1" IRON PIPE;

THENCE N 83°01'35" W, A DISTANCE OF 130.46 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°00'03" W, A DISTANCE OF 132.24 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC "PS 9750";

THENCE N 83°00'36" W, A DISTANCE OF 134.05 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750";

THENCE N 83°03'19" W, A DISTANCE OF 135.93 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750"

THENCE N 83°42'48" W, A DISTANCE OF 585.22 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°27'02" W, A DISTANCE OF 196.12 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL CIRCLE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 15°14'19" E, A DISTANCE OF 191.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 83°03'45" E, A DISTANCE OF 551.12 FEET

THENCE N 06°56'15" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 83°08'45" E, A DISTANCE OF 229.08 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR;

THENCE N 06°50'06" E, A DISTANCE OF 236.44 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 6446";

THENCE N 81°11'38" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 80°32'49" W, A DISTANCE OF 199.97 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1/2" IRON PIPE;

THENCE N 08°30'19" E, A DISTANCE OF 127.03 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993;

THENCE N 81°28'32" W, A DISTANCE OF 435.71 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL LOOP, N.W. MARKED BY A FOUND 2" IRON PIPE WITH A 60D NAIL;

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO CALLS, N 13°24'25" E, A DISTANCE OF 66.28 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°24'19" E, A DISTANCE OF 55.60 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 81°05'03" E, A DISTANCE OF 430.31 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 81°06'42" E, A DISTANCE OF 256.37 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE N 09°02'23" E, A DISTANCE OF 86.14 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577;

THENCE N 80°57'10" W, A DISTANCE OF 286.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 26°15'23" W, A DISTANCE OF 77.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°45'23" W, A DISTANCE OF 65.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 23°01'50" E, A DISTANCE OF 49.72 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE N 03°13'23" E, A DISTANCE OF 100.19 FEET TO THE POINT OF BEGINNING, CONTAINING 27.7567 ACRES (11,209,081 SQUARE FEET), MORE OR LESS.

RECORDING STAMP

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013

Boundary Line Table

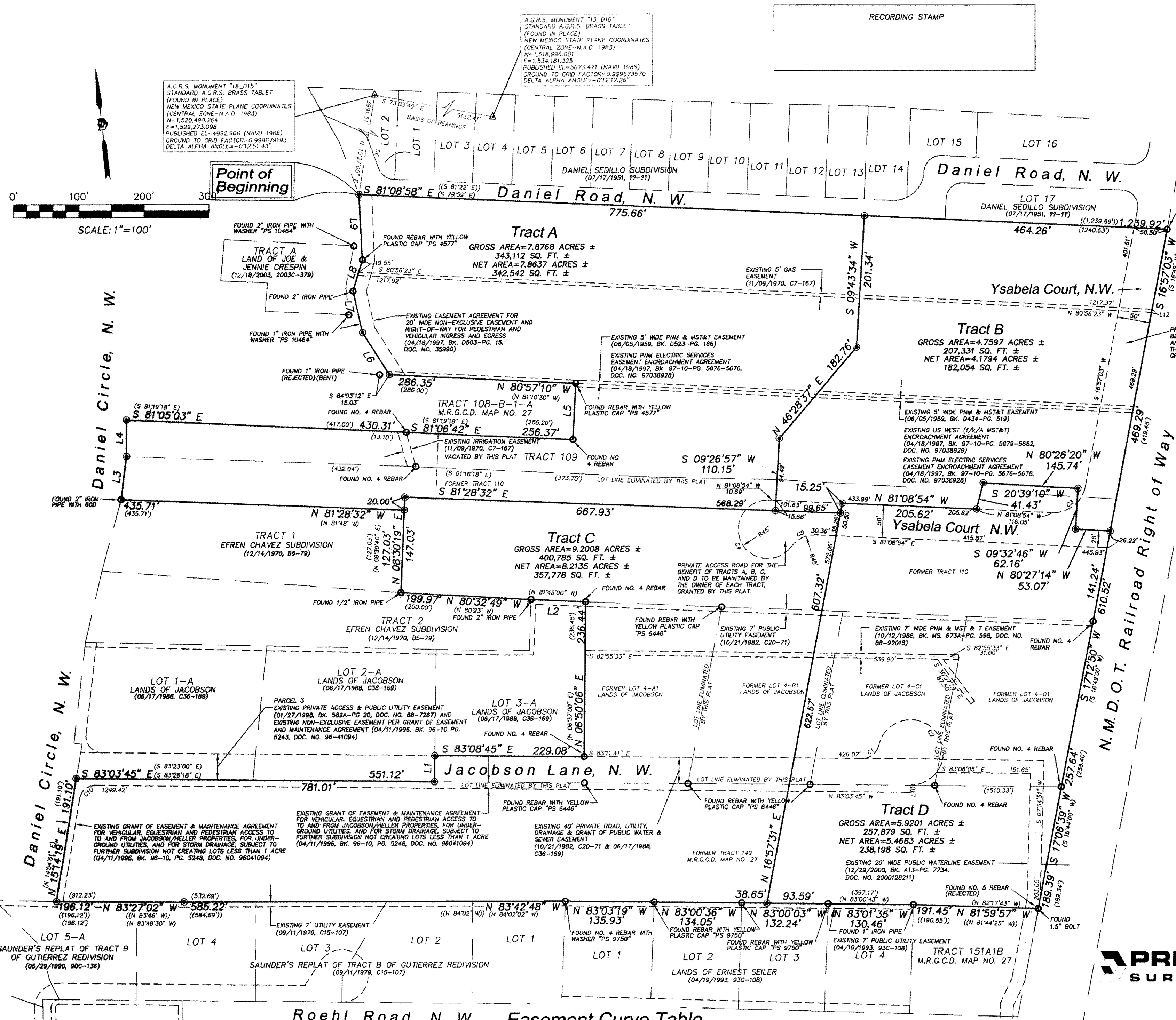
LINE	BEARING	DISTANCE
L1	N 06°56'15" E	40.00'
	(N 06°37'00" E)	(40.00')
L2	N 81°11'38" W	83.73'
L3	N 13°24'25" E	66.28'
L4	N 06°24'19" E	55.60'
	(N 08°10'12" E)	(55.60')
L5	N 09°02'23" E	86.14'
	(N 08°48'30" E)	(86.17')
L6	N 26°15'23" W	77.00'
	(S 26°29'30" E)	(77.00')
L7	N 06°45'23" W	65.35'
	(N 06°59'30" W)	(65.35')
L8	N 23°01'50" E	49.72'
	(N 21°09' E)	(49.70')
L9	N 03°13'23" E	100.19'
	(N 03°46' E)	(99.75')
L10	N 09°11'10" E	16.80'
L11	S 81°11'48" E	13.08'
L12	S 16°57'03" W	5.05'
L13	S 13°24'25" W	20.08'
L14	S 88°57'56" W	88.55'
L15	S 06°49'47" W	11.14'

Boundary Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	32.59'	16.31'	9°19'35"	S 86°22'17" E	32.52'
C2	200.00'	33.46'	16.77'	9°35'07"	N 86°14'30" W	33.42'
C3	150.00'	144.53'	78.43'	55°12'24"	N 53°50'45" W	139.00'
C4	150.00'	144.38'	78.33'	55°08'58"	S 53°49'02" E	138.87'
C5	25.00'	27.68'	15.45'	63°25'51"	S 88°26'16" E	26.29'
C6	45.00'	218.63'	38.87'	278°22'00"	N 19°01'49" E	58.83'
C7	25.00'	18.14'	9.49'	41°34'05"	N 42°34'14" W	17.74'
C8	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C9	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'
C10	25.00'	35.65'	21.62'	81°41'55"	S 56°05'17" W	32.70'
C11	25.00'	38.45'	24.19'	88°06'48"	S 37°39'05" E	34.77'
C12	25.00'	37.04'	22.86'	84°53'06"	S 55°50'58" W	33.74'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N., RANGE 3 E.
SUBDIVISION MESO AM

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Grading Notes

1. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT

—SEE SHEET 2 OF 4 FOR BOUNDARY LINE AND CURVE TABLES.
—SEE SHEET 4 OF 4 FOR EXISTING IMPROVEMENTS

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Easement Curve Table

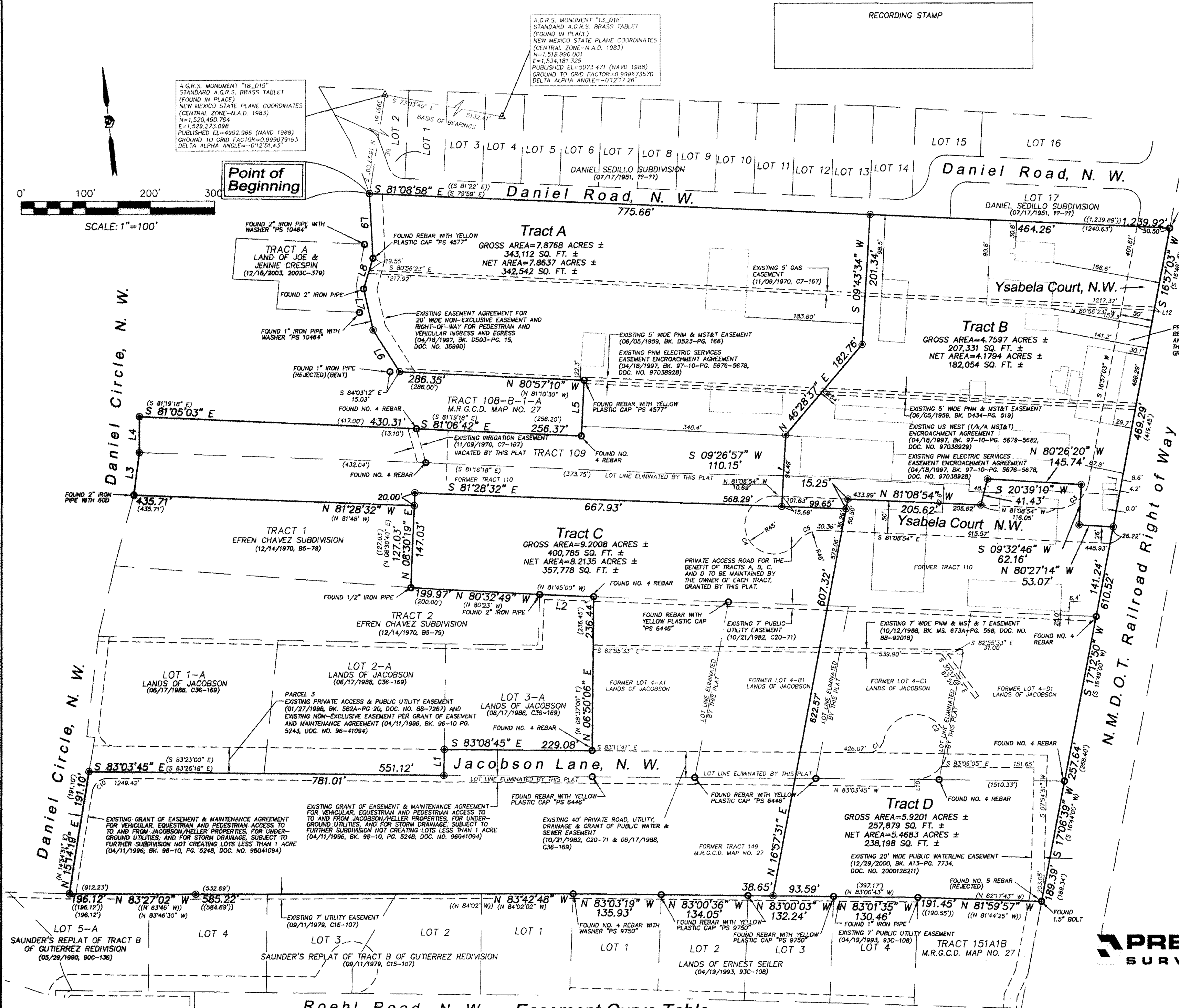
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C2	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'

Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	71.47'	50.00'	81°54'03"	N 57°54'05" E	65.54'
C4	185.55'	45.00'	236°15'04"	S 19°16'26" E	79.37'
C5	44.18'	45.00'	56°15'04"	S 70°43'34" W	42.43'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Grading Notes

1. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT

SEE SHEET 2 OF 4 FOR
BOUNDARY LINE AND CURVE TABLES

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Easement Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C2	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'

Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	71.47'	50.00'	81°54'03"	N 57°54'05" E	65.54'
C4	185.55'	45.00'	236°15'04"	N 19°16'26" E	79.37'
C5	44.18'	45.00'	56°15'04"	N 70°43'34" W	42.43'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Sheet 4 of 4

112100P7

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 13/AUG/2012

Application Number: SRP 20120069

Hearing Date: 4/11/13

OWNER

OWNER BANK OF ALBUQUERQUE		PHONE
MAILING ADDRESS 6242 E 41 ST 3	CITY/STATE TULSA, OK	ZIP 74135 6118

AGENT

AGENT TIERRA WEST, LLC		PHONE 8583100
MAILING ADDRESS 5571 MIDWAY PARK PLACE NE	CITY/STATE ALBUQUERQUE, NM	ZIP 87109

SITE INFORMATION

SITE ADDRESS 100 DANIEL RD NW, ALBUQUERQUE, NM		
DIRECTIONS		
LEGAL DESCRIPTION TRACT A LANDS OF TEWA MOULDING CORPORATION		
MAP # D-15	CURRENT ZONE(S) A-1	PROPERTY SIZE in acre 11.294983864095500459136823
UPC # 101506347527140742	PROPOSED ZONE(S)	SUBDIVISION NAME
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY. SUBDIVISION TYPE: 3 EXISTING LOTS: 9 PROPOSED LOTS: 2 TOTAL ACREAGE: 16.5809 PLAT TYPE: 8/13/12 SKETCH AP...3/04/2013: SKETCH PLAT//CLC...4/01/2013: SKETCH//JP COMP PLAN DESIGNATION: SEMI URBAN
DETAILED INFORMATION 101506347527140742 101506346323940738

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature _____

Date _____

Attachment: Application_resubmittalSketch (2884 : Srp-20120069)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER Carlos Chavez- Meso Am, LLC

PHONE 505-345-8944

ADDRESS/CITY/ZIP 7601 Second Street NW Albuquerque NM 87107

AGENT Tierra West, LLC

PHONE 505-858-3100

ADDRESS/CITY/ZIP 5571 Midway Park Place NE Albuquerque, NM 87109

LEGAL DESCRIPTION

UPC#	1	0	1	5	0	6	3	4	7	5	2	7	1	4	0	7	4	2	Tract A-1 and Tract A-2 Meso AM
UPC#	1	0	1	5	0	6	3	4	6	3	2	3	9	4	0	7	3	8	Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 9

PROPOSED # OF LOTS 2

TOTAL ACREAGE 16.5809 +/-

SPECIAL PROCEDURES
(check one)

- ☒ REPLAT ☐ OTHER
☐ LOT LINE
ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☒ RESUBMITTAL
**MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
OR TYPE 5 (SUMMARY REVIEW):**
☒ SKETCH PLAT
☐ FINAL PLAT
**MAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
LOTS)
OR TYPE 4**

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Date 04/01/2013

OFFICE USE ONLY

RECEIVED BY

DATE

101506343819440708

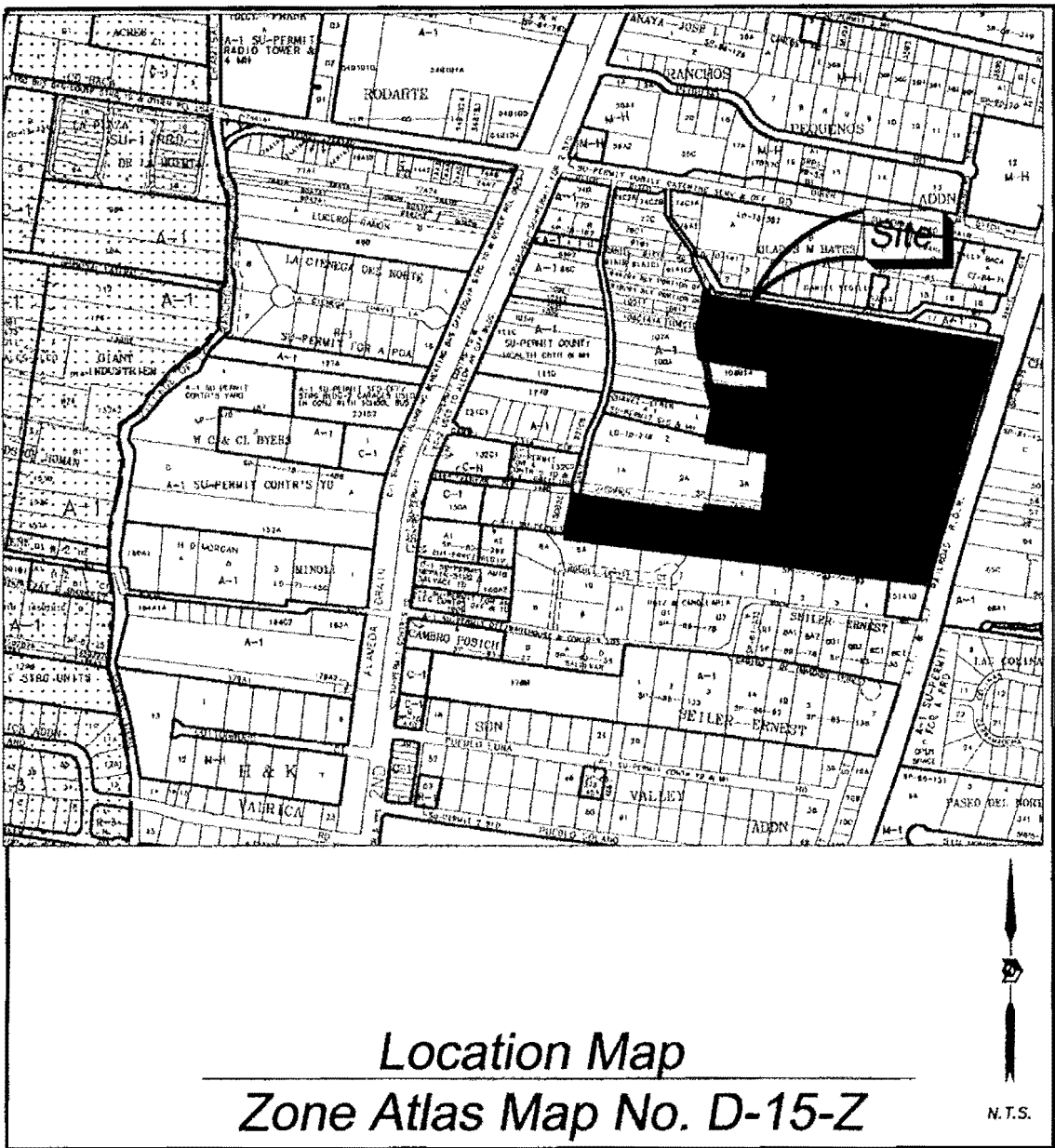
101506347821540757

101506346323940738

101506347527140742

Attachment: Application_resubmittalSketch (2884 : Srp-20120069)

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Subdivision Data:

ZONING: A-1 AND A-1 WITH SPECIAL USE PERMIT FOR LUMBER PROCESSING
GROSS SUBDIVISION ACREAGE: 27.7567 ACRES±
ZONE ATLAS INDEX NO: D-15-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 2011

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SEE SHEET 3 FOR GRADING NOTES

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, CENTURYLINK, PNM, AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

Legal Description

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

CARLOS CHAVEZ
MANAGING MEMBER
MESO AM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY
CARLOS CHAVEZ, MANAGING MEMBER, MESO AM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Purpose of Plat:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVEN TRACTS INTO FOUR NEW TRACTS AND TO GRANT AN EASEMENT.

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

Approvals

SRP No. _____

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DATE

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE DATE

BERNALILLO COUNTY ZONING DATE

BERNALILLO COUNTY PUBLIC WORKS DATE

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR DATE

PNM DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURYLINK QC DATE

COMCAST CABLE DATE

A.B.C.W.U.A. DATE

CITY SURVEYOR DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE



INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 110 AS THE SAME ARE SHOWN AND DESIGNATED ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 27, AND TOGETHER WITH TRACT "A" OF LANDS OF TEWA MOULDING CORPORATION, A NEW MEXICO CORPORATION, SITUATE IN BERNALILLO COUNTY, NEW MEXICO, "FOR ASSESSMENT PURPOSES", AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 9, 1970, RECORDED IN VOLUME C7, FOLIO 167, TOGETHER WITH LOTS 4--A1, 4--B1, 4--C1 AND 4--D1, LANDS OF JACOBSON, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 1988, RECORDED IN BOOK C36, PAGE 169, SAID LOTS AND TRACTS BEING COMBINED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF DANIEL ROAD, N.W. FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "18_D15" BEARS N 15°27'00" E, A DISTANCE OF 3,991.51 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE S 81°08'58" E, A DISTANCE OF 1,239.92 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF N.M.D.O.T. RAILROAD RIGHT OF WAY MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, S 16°57'03" W, A DISTANCE OF 610.52 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°12'50" W, A DISTANCE OF 257.64 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°06'39" W, A DISTANCE OF 189.39 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND 1.5" BOLT;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 81°59'57" W, A DISTANCE OF 191.45 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1" IRON PIPE;

THENCE N 83°01'35" W, A DISTANCE OF 130.46 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°00'03" W, A DISTANCE OF 132.24 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC "PS 9750";

THENCE N 83°00'36" W, A DISTANCE OF 134.05 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750";

THENCE N 83°03'19" W, A DISTANCE OF 135.93 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750"

THENCE N 83°42'48" W, A DISTANCE OF 585.22 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°27'02" W, A DISTANCE OF 196.12 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL CIRCLE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 15°14'19" E, A DISTANCE OF 191.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 83°03'45" E, A DISTANCE OF 551.12 FEET

THENCE N 06°56'15" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 83°08'45" E, A DISTANCE OF 229.08 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR;

THENCE N 06°50'06" E, A DISTANCE OF 236.44 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 6446";

THENCE N 81°11'38" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 80°32'49" W, A DISTANCE OF 199.97 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1/2" IRON PIPE;

THENCE N 08°30'19" E, A DISTANCE OF 127.03 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993;

THENCE N 81°28'32" W, A DISTANCE OF 435.71 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL LOOP, N.W. MARKED BY A FOUND 2" IRON PIPE WITH A 60D NAIL;

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO CALLS, N 13°24'25" E, A DISTANCE OF 66.28 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°24'19" E, A DISTANCE OF 55.60 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 81°05'03" E, A DISTANCE OF 430.31 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 81°06'42" E, A DISTANCE OF 256.37 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE N 09°02'23" E, A DISTANCE OF 86.14 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577;

THENCE N 80°57'10" W, A DISTANCE OF 286.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 26°15'23" W, A DISTANCE OF 77.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°45'23" W, A DISTANCE OF 65.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 23°01'50" E, A DISTANCE OF 49.72 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE N 03°13'23" E, A DISTANCE OF 100.19 FEET TO THE POINT OF BEGINNING, CONTAINING 27.7567 ACRES (11,209,081 SQUARE FEET), MORE OR LESS.

RECORDING STAMP

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013

Boundary Line Table

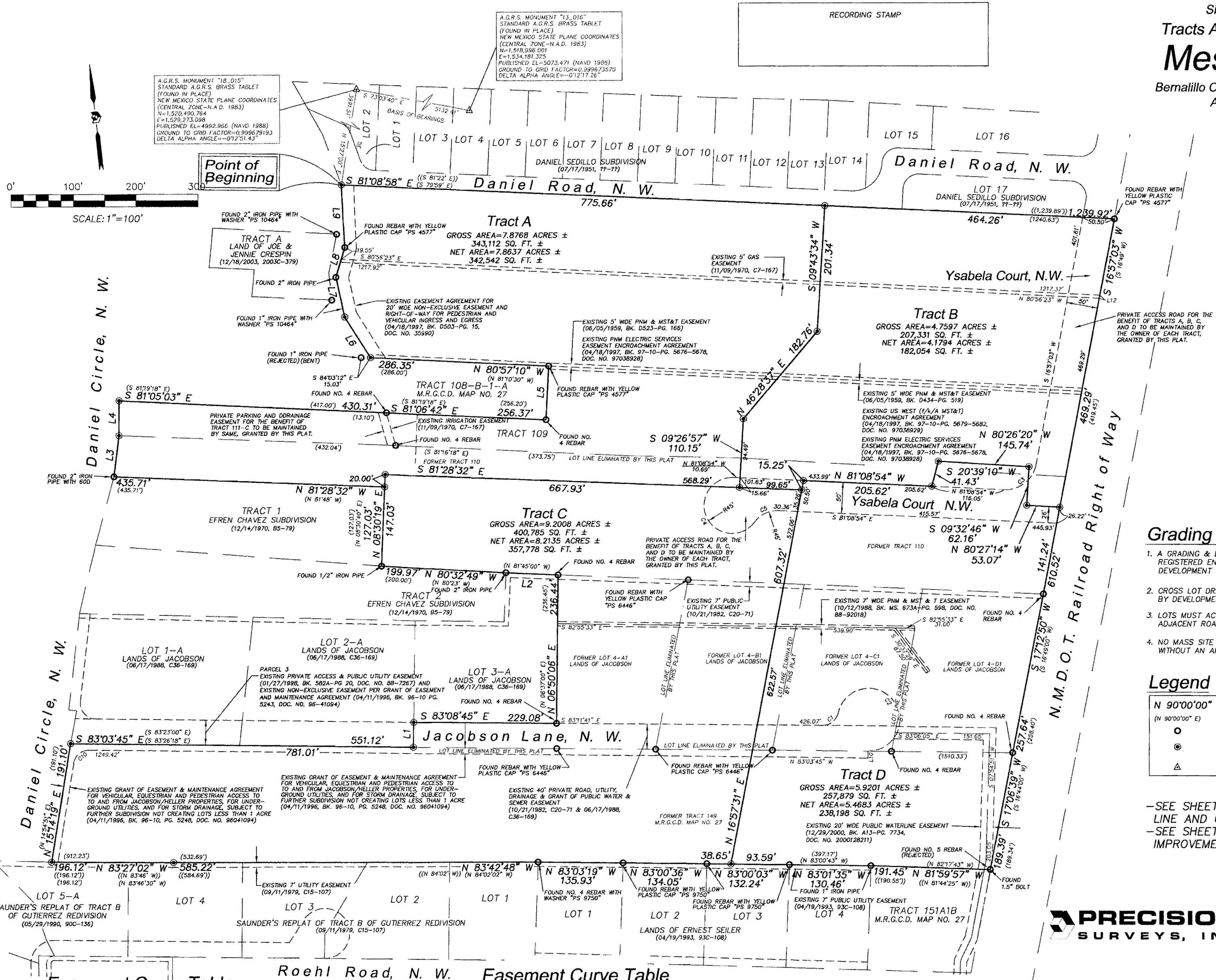
LINE	BEARING	DISTANCE
L1	N 06°56'15" E (N 06°37'00" E)	40.00' (40.00')
L2	N 81°11'38" W	83.73'
L3	N 13°24'25" E	66.28'
L4	N 06°24'19" E (N 06°10'12" E)	55.60' (55.60')
L5	N 09°02'23" E (N 08°49'30" E)	86.14' (86.17')
L6	N 26°15'23" W (S 26°29'30" E)	77.00' (77.00')
L7	N 06°45'23" W (N 06°59'30" W)	65.35' (65.35')
L8	N 23°01'50" E (N 21°09" E)	49.72' (49.70')
L9	N 03°13'23" E (N 03°46" E)	100.19' (99.75')
L10	N 09°11'10" E	16.80'
L11	S 81°11'48" E	13.08'
L12	S 16°57'03" W	5.05'
L13	S 13°24'25" W	20.08'
L14	S 88°57'56" W	88.55'
L15	S 06°49'47" W	11.14'

Boundary Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	32.55'	16.31'	9°19'35"	S 86°22'17" E	32.52'
C2	200.00'	33.46'	16.77'	9°35'07"	N 86°14'30" W	33.42'
C3	150.00'	144.53'	78.43'	55°12'24"	N 53°50'45" W	139.00'
C4	150.00'	144.38'	78.33'	55°08'58"	S 53°49'02" E	138.87'
C5	25.00'	27.68'	15.45'	63°25'51"	S 88°26'16" E	26.29'
C6	45.00'	218.63'	38.87'	278°22'00"	N 19°01'49" E	58.83'
C7	25.00'	18.14'	9.49'	41°34'05"	N 42°34'14" W	17.74'
C8	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C9	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'
C10	25.00'	35.65'	21.62'	81°41'55"	S 56°05'17" W	32.70'
C11	25.00'	38.45'	24.19'	88°06'48"	S 37°39'05" E	34.77'
C12	25.00'	37.04'	22.86'	84°53'06"	S 55°50'58" W	33.74'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Grading Notes

1. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT

—SEE SHEET 2 OF 4 FOR BOUNDARY LINE AND CURVE TABLES.
—SEE SHEET 4 OF 4 FOR EXISTING IMPROVEMENTS

PRECISION SURVEYS, INC.

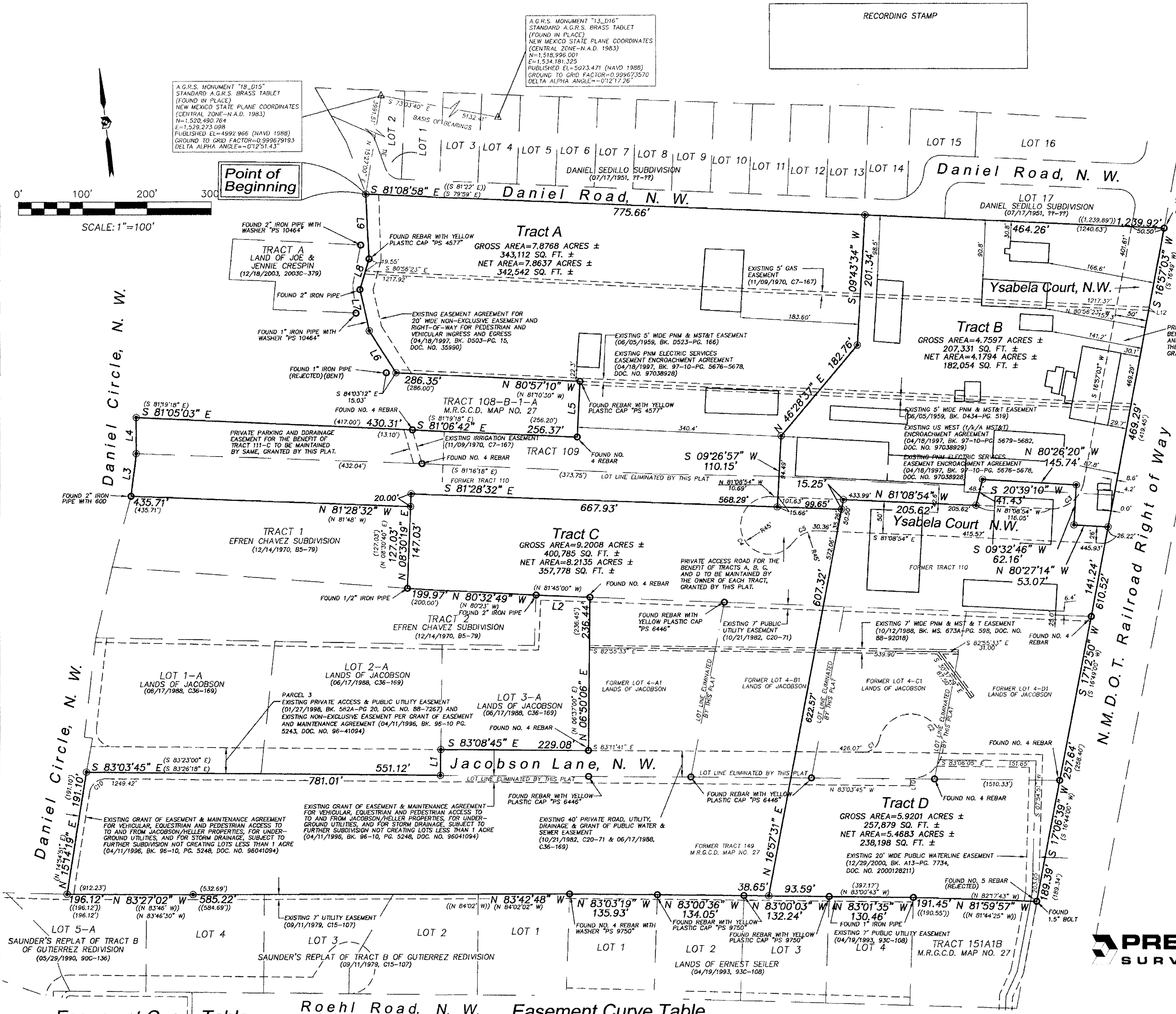
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

865.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 3 of 4

112100P7

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Easement Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C2	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'

Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	71.47'	50.00'	81°54'03"	N 57°54'05" E	65.54'
C4	185.55'	45.00'	236°15'04"	S 19°16'26" E	79.37'
C5	44.18'	45.00'	56°15'04"	S 70°43'34" W	42.43'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM



County Development Review Authority

Meeting: 05/23/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20130022/L-25/East Mountain

Action: Request for Sketch Plat. Leroy P. Salazar is proposing a replat of a tract of land within the Canon De Canue Grant in Section 30, T10N, R5E, located at 15 Old Rd., zoned M-H, containing 1.74 acres±.

RURAL

EAST MOUNTAIN AREA PLAN

ATTACHMENTS:

- Application_Sketch (PDF)
- Sketch Plat 4-30-13 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 29/APR/2013

Application Number: SRP 20130022

Hearing Date: 23 MAY 2013

OWNER

OWNER	SALAZAR LEROY P		PHONE	315-8014	
MAILING ADDRESS	PO BOX 81873	CITY/STATE	ALBUQUERQUE, NM	ZIP	87198

AGENT

AGENT	SALAZAR LEROY P		PHONE	315-8014	
MAILING ADDRESS	PO BOX 81873	CITY/STATE	ALBUQUERQUE, NM	ZIP	87198

SITE INFORMATION

SITE ADDRESS			15 OLD RD, ALBUQUERQUE, NM	
DIRECTIONS				
LEGAL DESCRIPTION				
SMALL TR OF LAND SEC 30 T10N R5E				
MAP #	L-25	CURRENT ZONE(S)	M-H	
UPC #	102505609427320119	PROPOSED ZONE(S)		
PROPERTY SIZE in acre		.36361593503213957759412305		
SUBDIVISION NAME		BERNALILLO COUNTY		
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK		MINOR SUDIVISION WITHIN BERNALILLO COUNTY.	
SUBDIVISION TYPE:		3	
EXISTING LOTS:		2	
PROPOSED LOTS:		2	
TOTAL ACREAGE:		1.74	
PLAT TYPE:		4/29/2013 // SKETCH // JK	
COMP PLAN DESIGNATION:		RURAL	
DETAILED INFORMATION			

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date

04-29-2013

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER LEROY P. SALAZARPHONE 315-8014ADDRESS/CITY/ZIP 15 OLD ROADSE - ALBUQUERQUE NM 87123AGENT SAME AS ABOVE

PHONE

ADDRESS/CITY/ZIP

LEGAL DESCRIPTION

UPC#	1	0	2	5	0	5	6	0	9	4	2	7	3	2	0	1	1	9	SUBDIVISION NAME	NONE
UPC#																			Please list any additional UPC numbers on a separate sheet.	

SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 2PROPOSED # OF LOTS 2TOTAL ACREAGE 1.74SPECIAL PROCEDURES
(check one)

- ☒ REPLAT ☐ OTHER
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☐ >7 YEARS ☐ <7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT

- ☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
 LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT

- ☐ PRELIMINARY PLAT

- ☐ FINAL PLAT

- ☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
 REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

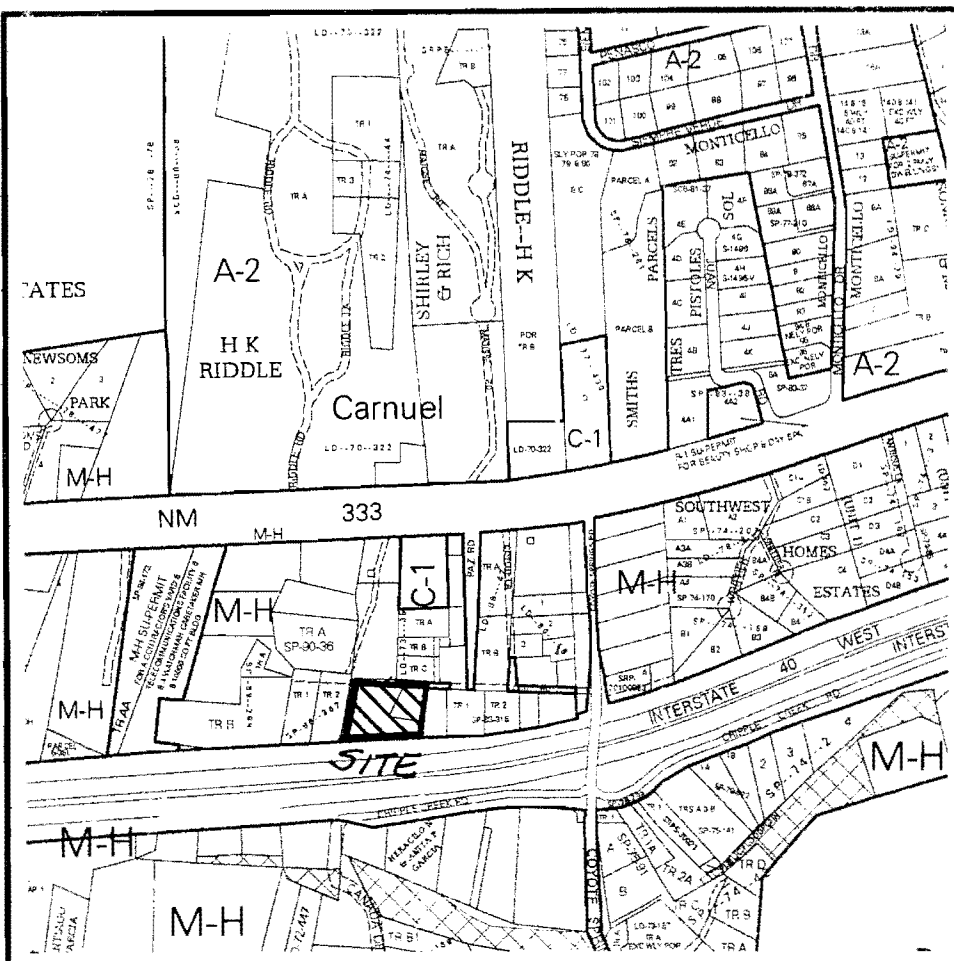
Signature

Leroy P. SalazarDate 04-29-2013

OFFICE USE ONLY

RECEIVED BY

DATE



VICINITY MAP
ZONE PAGE 1-25-Z

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW TRACTS OF LAND FROM TWO (2) EXISTING TRACTS OF LAND AND TO GRANT THE VARIABLE WIDTH PUBLIC ROAD DEDICATION AND ANY EASEMENTS SHOWN HEREON.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING SITUATE WITHIN PROJECTED SECTION 30, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., LYING WITHIN THE CANON DE CARNUE GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 40, MARKED BY A HIGHWAY RIGHT-OF-WAY MARKER DESIGNATED AS STATION 111+43.0; THENCE, LEAVING SAID HIGHWAY RIGHT-OF-WAY LINE, N 4°56'12" E, A DISTANCE OF 244.44 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE, S 84°06'20" E, A DISTANCE OF 173.08 FEET TO AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT; THENCE, S 85°31'34" E, A DISTANCE OF 129.34 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, S 1°54'42" E, A DISTANCE OF 220.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 40; THENCE, S 83°27'14" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 91.34 FEET TO HIGHWAY RIGHT-OF-WAY MARKER STATION 114+16.50; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 83°27'14" W, A DISTANCE OF 116.50 FEET TO AN ANGLE POINT OF SAID TRACT; THENCE, N 78°05'14" W, A DISTANCE OF 111.05 FEET ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING, CONTAINING 1.1387 ACRES, MORE OR LESS.

FREE CONSENT & DEDICATION

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACTS ONE (1) AND TWO (2), LANDS OF LEROY P. SALAZAR, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF THE PUBLIC ROAD DEDICATION AND ALL EASEMENTS AS SHOWN HEREON.

OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } S.S.
COUNTY OF BERNALILLO }

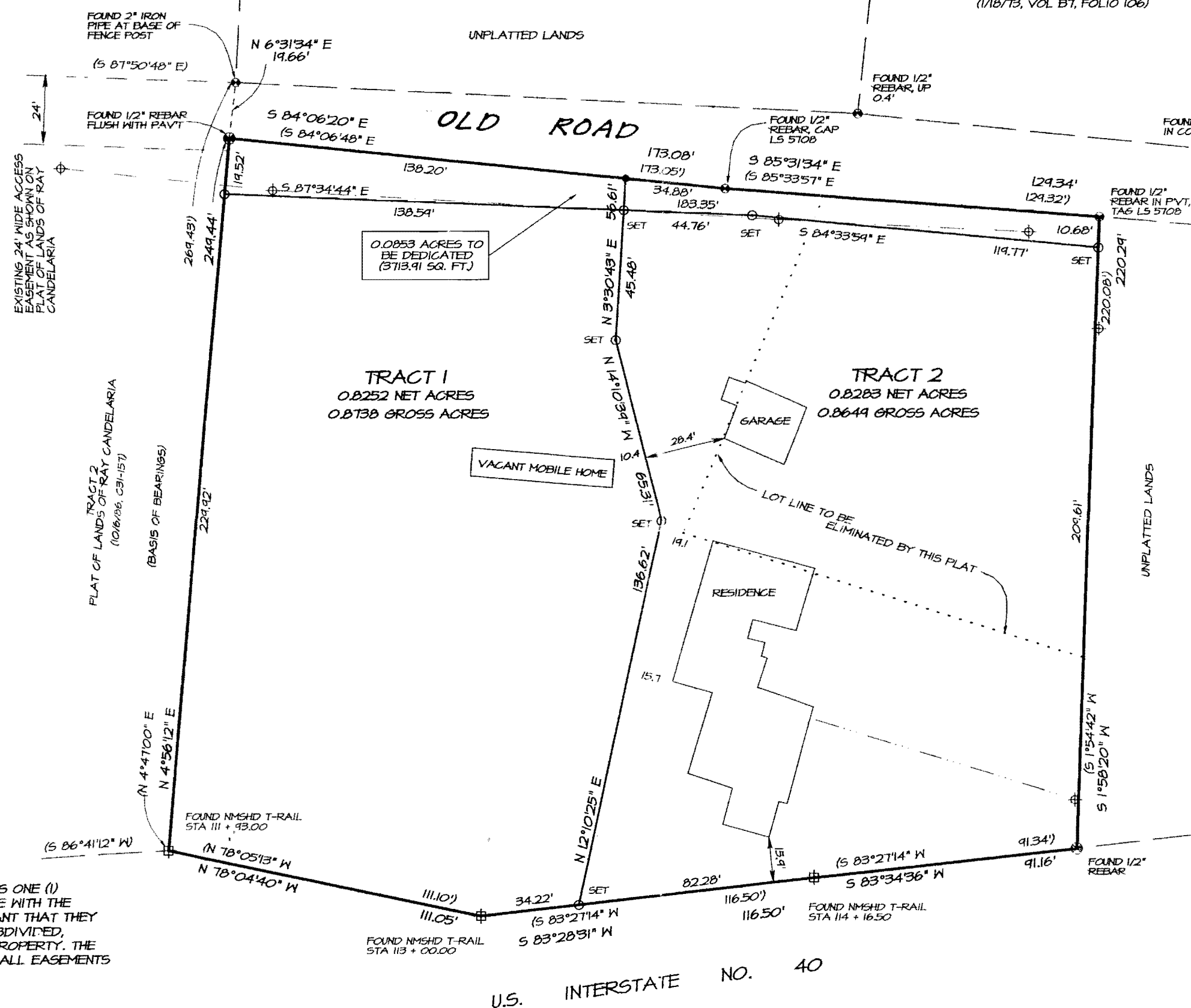
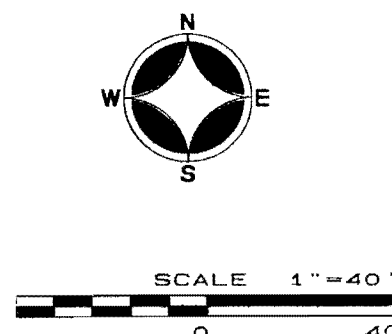
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013,

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SKETCH PLAT
PROPOSED TRACTS 1 & 2
LANDS OF LEROY P. SALAZAR
PROJECTED SECTION 30, T 10 N, R 5 EAST, N.M.P.M.
CANON DE CARNUE LAND GRANT
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2013



CDRA APPROVALS

CASE NO. _____

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR DATE

BERNALILLO COUNTY ZONING DATE

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE DATE

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DATE

BERNALILLO COUNTY PUBLIC WORKS DATE

CITY OF ALBUQUERQUE SURVEYOR DATE

UTILITY APPROVALS

NEW MEXICO GAS COMPANY DATE

P.N.M. ELECTRIC SERVICES DATE

CENTURYLINK DATE

COMCAST CABLE DATE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NECESSARY TO PROVIDE NATURAL GAS VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.

3. CENTURYLINK FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS / SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER / SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYORS CERTIFICATION

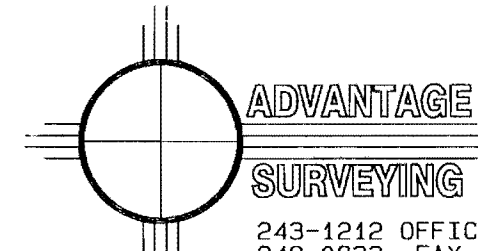
I, MICHAEL T. SHOOK, A NEW MEXICO PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS SKETCH PLAT AND DESCRIPTION WAS PREPARED BY ME OR UNDER MY SUPERVISION, FOR THE SOLE PURPOSE OF SUBMITTING A SKETCH PLAT TO THE COUNTY DEVELOPMENT REVIEW AUTHORITY (CDRA) FOR REVIEW AND COMMENTS ONLY. THE SKETCH PLAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 14-52 SKETCH PLAT) OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE. THIS IS NOT A BOUNDARY SURVEY PLAT MEETING THE MINIMUM REQUIREMENTS FOR SURVEYS IN THE STATE OF NEW MEXICO.

MICHAEL T. SHOOK
NMLS NO. 13240



4-12-13

DATE



SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS E_438 AND NM_47.2.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORD PER PLATS REFERENCED HEREON.
6. GROSS ACREAGE = 1.1387 ACRES GROSS.
7. NUMBER OF EXISTING TRACTS = 2
8. NUMBER OF TRACTS CREATED = 2
9. PRELIMINARY PROPERTY SURVEY PERFORMED FEBRUARY, 2012.
10. EXISTING CITY WATER AND SEWER SERVICE TO PROPERTY.
11. PROPERTY ZONED R-1.



County Development Review Authority

Meeting: 05/23/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20130023/F-15/North Valley

Action: Request for Sketch Plat. Advantage Surveying, agent for Noe Perez Vega, is proposing a replat of Lots 7 & 8, El Encanto Subdivision, Section 22, T11N, R3E, located at 129 Placitas Rd. NE, zoned M-H, containing 0.24 acres±.

ESTABLISH URBAN

NORTH VALLEY AREA PLAN

ATTACHMENTS:

- Application_Sketch (PDF)
- Sketch Plat 5-9-13(PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 08/MAY/2013

Application Number: SRP 20130023

Hearing Date: 23 MAY 2013

OWNER

OWNER	VEGA NOE PEREZ		PHONE
MAILING ADDRESS	205 PLACITAS RD NE	CITY/STATE ALBUQUERQUE, NM	ZIP 87107

AGENT

AGENT	ADVANTAGE SURVEYING		PHONE 249-4231
MAILING ADDRESS	804 LEAD AVE SW (PI BOX 11955 87192	CITY/STATE ALBUQUERQUE, NM	ZIP 87102

SITE INFORMATION

SITE ADDRESS 129 PLACITAS RD NE, ,		
DIRECTIONS		
LEGAL DESCRIPTION		
MAP #	CURRENT ZONE(S)	PROPERTY SIZE in acre
UPC # 101506130631510305	PROPOSED ZONE(S)	SUBDIVISION NAME EL ENCANTO
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 EXISTING LOTS: 2 PROPOSED LOTS: 1 TOTAL ACREAGE: 02445 PLAT TYPE: REPLAT COMP PLAN DESIGNATION: ESTABLISHED URBAN	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☒ Agent

Signature

Mike [Signature] for ADVANTAGE
5/14/13

Date

5/8/13

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER NOE PEREZ VEGA

PHONE

ADDRESS/CITY/ZIP 205 PLACITAS ROAD NE - ALB NM 87107AGENT ADVANTAGE SURVEYINGPHONE 249-4231ADDRESS/CITY/ZIP 804 LEAD SW - ALBUQUERQUE NM

LEGAL DESCRIPTION

UPC #	1	0	1	5	0	6	1	3	0	6	3	1	5	1	0	3	0	5	SUBDIVISION NAME <u>ELENCANTO</u>
UPC #																			Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 2
 PROPOSED # OF LOTS 1
 TOTAL ACREAGE 0.2445

SPECIAL PROCEDURES
(check one)

- ☒ REPLAT ☐ OTHER
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☐ >7 YEARS ☐ <7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT

- ☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT

- ☐ PRELIMINARY PLAT

- ☐ FINAL PLAT

- ☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
 REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

OFFICE USE ONLY

FEES:

APPLICATION FEE: _____

OTHER FEES: _____

TOTAL FEES _____

RECEIPT #: _____

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Advantage Surveying

Date

5/2/13

OFFICE USE ONLY

RECEIVED BY

DATE

April 30, 2013

To: Bernalillo County and Zoning

Or to whom it may concern

We Noe Perez and Wendy Noriega as home owners of 205 Placitas RD NE Albuquerque, NM, would like to allow Advantage Surveying to represent our interest for the replating process.

x Noe Perez

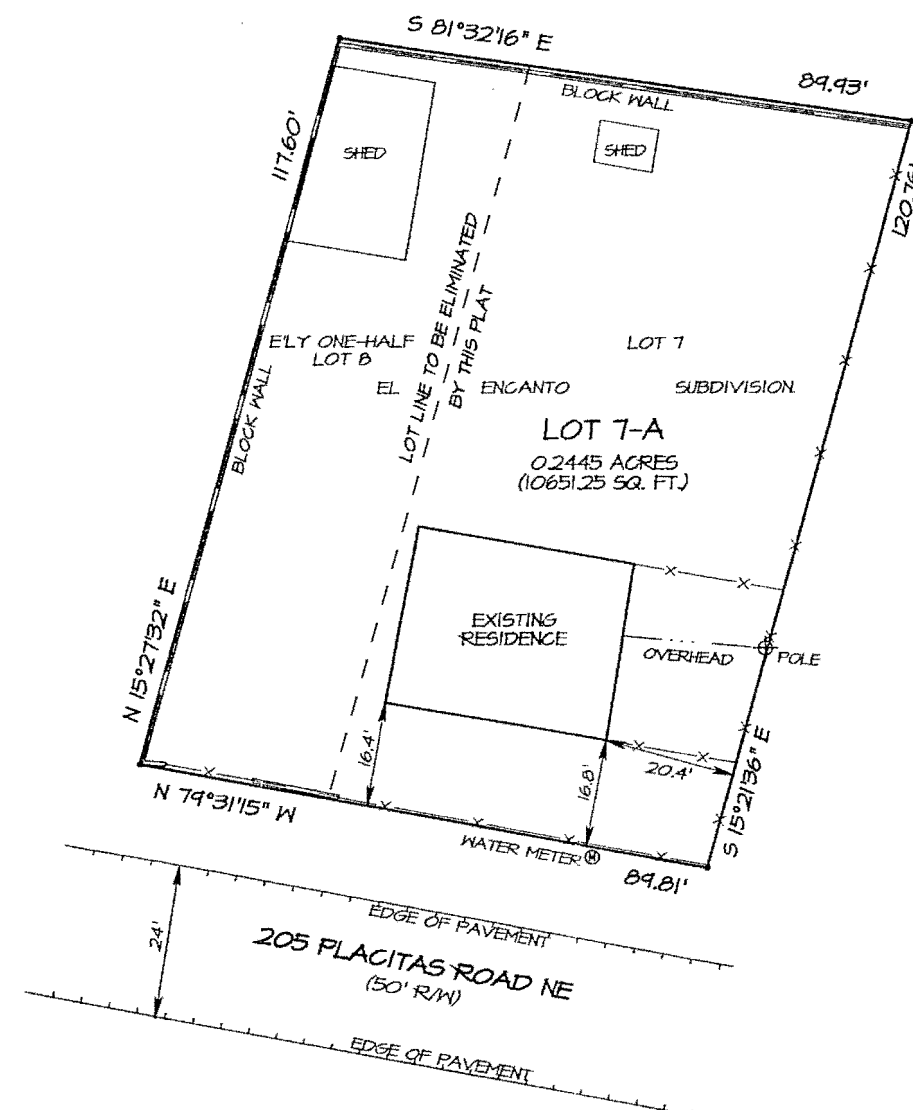
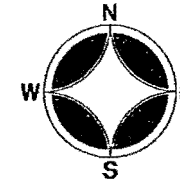
x Wendy Noriega

Attachment: Application_Sketch (2886 : Srp-20130023)

SCALE 1"=30'

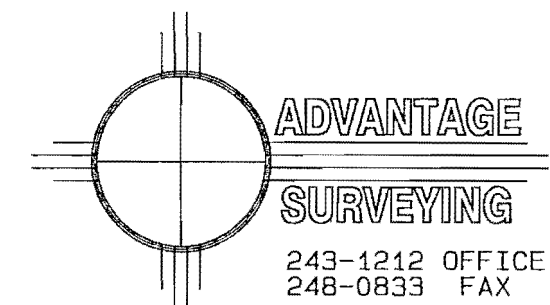


0 30



COMCAST CABLE _____ DATE _____

DATE



OWNERS: NOE PEREZ VEGA
SECTION: PROJECTED SECTION 22, T 11N, R 3 E, N.M.P.M.
SUBDIVISION: EL ENCANTO SUBDIVISION
UPC# 101506130631510305



County Development Review Authority

Meeting: 05/23/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20130024/L-12/South Valley

Action: Request for Sketch Plat. Sam R. & Mary H. Aguilar are proposing a replat of Tracts 163-B-2-A-2-B, 163-B-2-A-1-A-1, 163-B-2-A-1-A-2 & 163-B-1, MRGCD Map No. 42, Section 25, T10N, R2E, located at 1909 San Ygnacio Rd. SW, zoned R-1, containing 0.47 acres±.

SEMI URBAN

SOUTHWEST AREA PLAN

ATTACHMENTS:

- Application_Sketch (PDF)
- Sketch Plat 5-9-13 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 08/MAY/2013

Application Number: SRP 20130024

Hearing Date: May 23, 2013

OWNER

OWNER	AGUILAR SAM R & MARY H		PHONE	505-804-9855
MAILING ADDRESS	1909 SAN IGNACIO RD SW	CITY/STATE	ALBUQUERQUE, NM	ZIP
				87105

AGENT

AGENT	AGUILAR SAM R & MARY H		PHONE	
MAILING ADDRESS	1909 SAN IGNACIO RD SW	CITY/STATE	ALBUQUERQUE, NM	ZIP
				87105

SITE INFORMATION

SITE ADDRESS			1909 SAN YGNACIO RD SW, ALBUQUERQUE, NM 87105
DIRECTIONS			
LEGAL DESCRIPTION			
MRGCD MAP 42 TR 163-B2-A1-A2 CONT 12,284 SQ FT M/L			
MAP #	L-12	CURRENT ZONE(S)	PROPERTY SIZE in acre .18115635284664830119375574
UPC #	101205623610330424	PROPOSED ZONE(S)	SUBDIVISION NAME
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 (REPLAT)	
EXISTING LOTS: 4	
PROPOSED LOTS: 1	
TOTAL ACREAGE: 0.4733	
PLAT TYPE: 5/8/13 SKETCH PLAT:REPLAT//AH	
COMP PLAN DESIGNATION: SEMI-URBAN	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☒ Owner
☐ Occupant
☐ Agent

Signature

[Signature]

Date

5/8/13

Attachment: Application_Sketch (2887 : Srp-20130024)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY	
CASE #: <u>SRP 20130024</u>	CDRA MEETING DATE: <u>May 23, 2013</u>

OWNER: <u>SAM R. & MARY H. AGUILAR</u>	PHONE: <u>505-804-985</u>
ADDRESS/CITY/ZIP: <u>1909 SAN YGNACIO RD, S.W, ALBUQ, NM 87105</u>	
AGENT: <u>Same As Above</u>	PHONE: _____
ADDRESS/CITY/ZIP: _____	

LEGAL DESCRIPTION: <u>Tracts 163 BB 2A 2B, 163B2A1A1, 163B2A1A2 & 163B1</u>	
UPC#	1 0 1 2 0 5 6 2 3 6 1 0 3 3 0 4 2 4
UPC#	

MRGCD Map #42

Subdivision Name: _____

Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION TYPE (check one): <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input checked="" type="checkbox"/> TYPE 3 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 5 # EXISTING LOTS: <u>4</u> PROPOSED # OF LOTS: <u>1</u> TOTAL ACREAGE: <u>0.4733</u> SPECIAL PROCEDURES (check one) <input checked="" type="checkbox"/> REPLAT <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER YEAR LAST DIVIDED: <input type="checkbox"/> >7 YEARS <input type="checkbox"/> <7 YEARS	SECTION II: REVIEW PROCEDURES (CHECK ONE): <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input checked="" type="checkbox"/> SKETCH PLAT <input type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE: _____ (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	OFFICE USE ONLY ZONE ATLAS PG: <u>L-12</u> ZONE CLASS: _____ COMPREHENSIVE PLAN (CIRCLE ONE): <u>Semi-Urban</u> AREA PLAN: _____ PLANNING QUADRANT: (CIRCLE ONE) NE HTS NV EM SV <u>SW</u> NW	OFFICE USE ONLY FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES: _____ RECEIPT #: _____
--	---	---	---

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

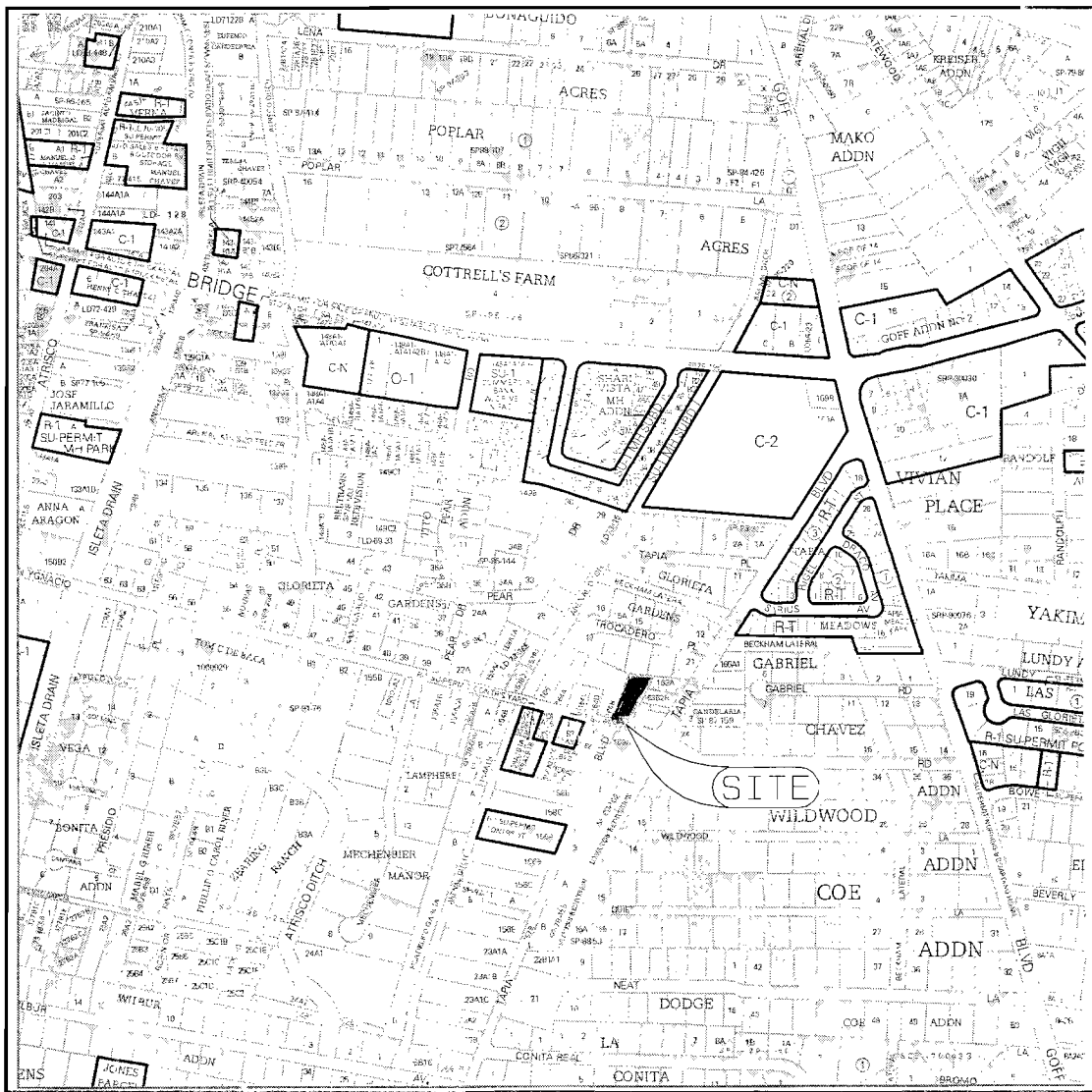
Signature: Sam Aguilar

Date: 5/8/13

OFFICE USE ONLY	
RECEIVED BY: _____	DATE: _____

FILE COPY

SKETCH PLAT OF TRACT A LANDS OF AGUILAR BEING A REPLAT OF TRACTS 163-B-2-A-2-B, 163-B-2-A-1-A-1, 163-B-2-A-1-A-2 & 163-B-1 M.R.G.C.D. MAP NO. 42 SECTION 25, T. 10 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO APRIL, 2013



VICINITY MAP
ZONE ATLAS L-12-Z

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO, (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QWEST CORPORATION DBA CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, STRUCTURES SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QWEST CORPORATION DBA CENTURY LINK QC	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY (NMGC)	DATE

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING AND COMPRISING TRACTS 163-B-2-A-2-B, 163-B-2-A-1-A-1, 163-B-2-A-1-A-2 & 163-B-1 ON MAP 42 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT FROM WHENCE A TIE TO A.C.S. MONUMENT "17-L12" BEARS S.33°40'49"W A DISTANCE OF 1,401.38 FEET AND RUNNING THENCE, ALONG SAID EASTERLY LINE OF SAID TRACT TO AN ANGLE POINT THENCE S.14°26'25"W, A DISTANCE OF 147.49 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND ALSO BEING THE NORTH RIGHT OF WAY OF SAN IGNACIO ROAD S.W. RUNNING ALONG SAID RIGHT OF WAY THENCE N.75°53'50"W A DISTANCE OF 111.06 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE N.22°00'35"E A DISTANCE OF 203.81 FEET TO THE NORTHWEST CORNER; THENCE S.82°03'14"E, A DISTANCE OF 98.23 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.4733 ACRES (20,617.39 SQUARE FEET) MORE OR LESS.

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACT A LANDS OF AGUILAR, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

SAM R. AGUILAR DATE MARY H. AGUILAR DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013.

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBDIVISION DATA/NOTES

- PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983 AND ARE BASED UPON ACS MONUMENTS "18-L12" AND "17-L12", AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- DOCUMENTS USED:
 - TITLE BINDER BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NM02-81055-A001, RSB DATED OCTOBER 25, 2002 AT 8:00 A.M.
 - DEFAULT JUDGMENT BY SECOND JUDICIAL DISTRICT COURT COUNTY OF BERNALILLO COUNTY, STATE OF NEW MEXICO NO. CV-2002-205236 FILED SEPTEMBER 27, 2002 IN THE OFFICE OF DOROTHY MADRID.
- GROSS ACREAGE = 0.4733 ACRES
- NUMBER OF EXISTING TRACTS = 4.
- NUMBER OF TRACTS CREATED = 1.
- PROPERTY SURVEYED MAY, 2012.
- PROPERTY IS ZONED R-1.
- ALL CORNERS MARKED SET WITH 1/2" REBAR AND CAP LS#13240 UNLESS OTHERWISE INDICATED.
- IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH BERNALILLO COUNTY FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, ZONE "X", MAP PANEL 35001C0341 G PANEL 341.
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME AS SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TRESURERS OFFICE _____

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) TRACTS FROM ONE (4) EXISTING TRACT.

APPROVALS CDRA CASE: SRP

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING DEPARTMENT	DATE
BERNALILLO COUNTY FIRE MARSHALL'S OFFICE	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY PUBLIC WORKS DIVISION	DATE
CITY SURVEYOR	DATE
A.M.A.F.C.A.	DATE
A.B.C.W.U.A.	DATE
M.R.G.C.D.	DATE

APPROVED ON THE CONDITION THAT ALL RIGHT OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION. SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS JANUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL T. SHOOK

NMLS NO. 13240



DATE

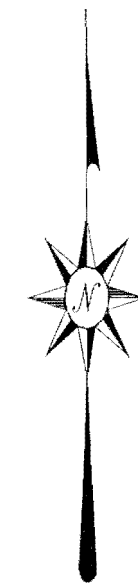
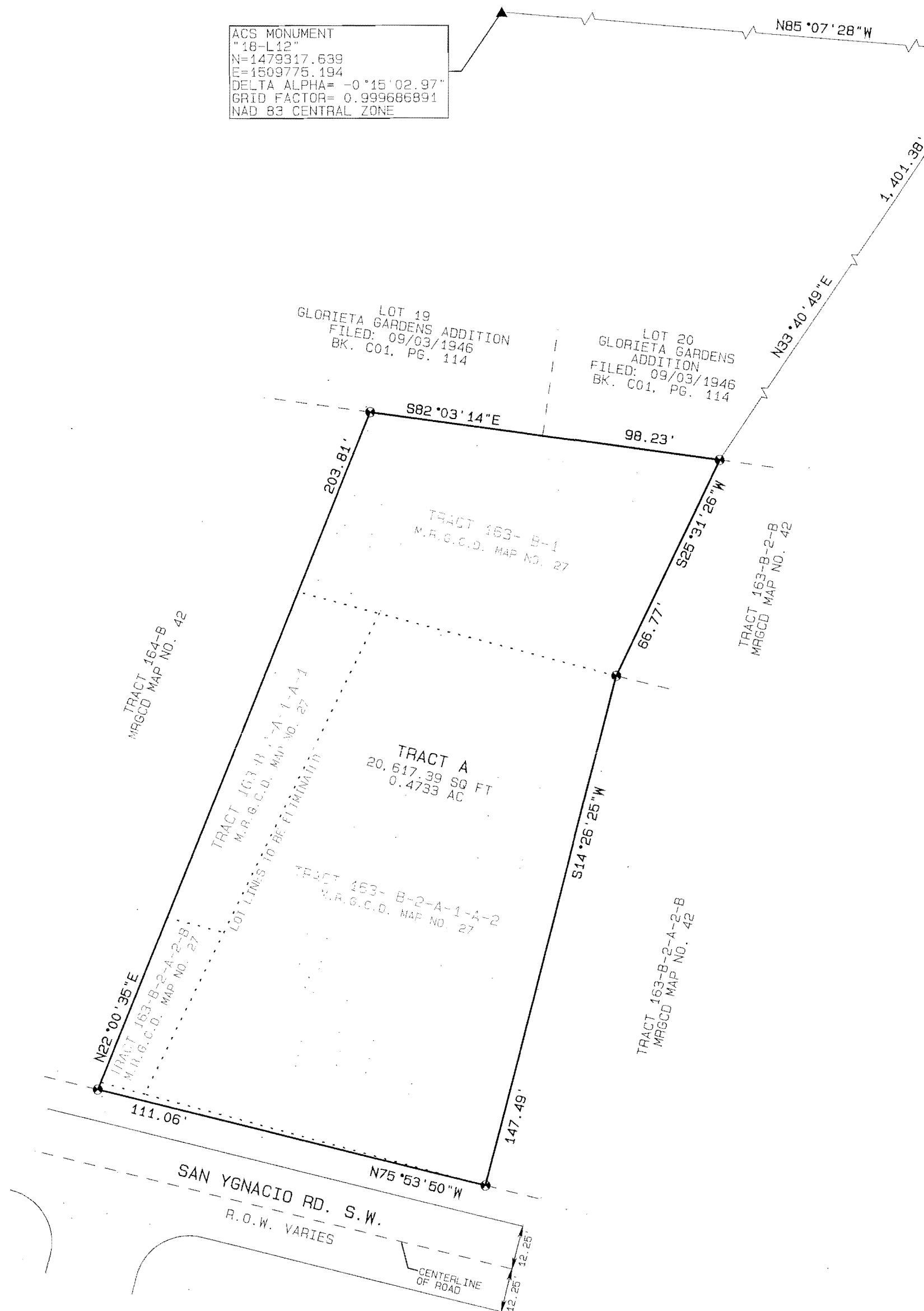
SHEET 1 OF 2



SKETCH PLAT OF
TRACT A
LANDS OF AGUILAR
BEING A REPLAT OF TRACTS
163-B-2-A-2-B, 163-B-2-A-1-A-1,
163-B-2-A-1-A-2 & 163-B-1
M.R.G.C.D. MAP NO. 42
SECTION 25, T. 10 N., R. 2 E., N.M.P.M.,
BERNALILLO COUNTY, NEW MEXICO
MAY, 2013

ACS MONUMENT
"18-L12"
N=1479317.639
E=1509775.194
DELTA ALPHA= -0°15'02.97"
GRID FACTOR= 0.999686891
NAD 83 CENTRAL ZONE

ACS MONUMENT
"17-L12"
N=1479187.371
E=1511302.327
DELTA ALPHA= -0°14'52.41"
GRID FACTOR= 0.999686449
NAD 83 CENTRAL ZONE



SCALE 1"=30'

0 30 60